

Park Ridge East

Section 3



28. (Cont'd.)

I hereby certify that the within plat is true and correct and represents a survey of a part of the South Half of the Southwest Quarter of Section 36, Township 9 North of Range 1 West, in Monroe County, Indiana, being more particularly described as follows, to-wit:

Beginning at a point on the West line of the said Half Quarter Section a distance of 379.47 feet South 00 degrees 20 minutes 56 seconds East of the Northwest corner of the said Half Quarter Section; running thence North 89 degrees 39 minutes 04 seconds East a distance of 123.26 feet to a point, running thence North 64 degrees 04 minutes 12 seconds East a distance of 146.22 feet to a point; running thence North 61 degrees 47 minutes 03 seconds East a distance of 120.28 feet to a point; running thence North 33 degrees 11 minutes 30 seconds East a distance of 71.51 feet to a point; running thence North 71 degrees 05 minutes 59 seconds East a distance of 147.25 feet to a point; running thence North 00 degrees 24 minutes 14 seconds East a distance of 146.55 feet to a point on the North line of the said Half Quarter Section (the said point being a distance of 542.55 feet South 89 degrees 35 minutes 46 seconds East of the Northwest corner of the said Half Quarter Section); running thence South 89 degrees 35 minutes 46 seconds East upon and along the North line of the said Half Quarter Section a distance of 1342.11 feet to a point; running thence South 08 degrees 12 minutes 02 seconds West a distance of 229.32 feet to a point; running thence South 81 degrees 47 minutes 58 seconds East a distance of 35.00 feet to a point; running thence South 08 degrees 12 minutes 02 seconds West a distance of 720.85 feet to a point; running thence South 44 degrees 39 minutes 04 Seconds West a distance of 244.17 feet to a point; running thence North 53 degrees 55 minutes 27 seconds West and radial with the next described curve a distance of 142.43 feet to a point on a 20.54039 degree curve (the said curve having a radius of 278.94 feet); running thence upon and along the last described curve in a Southwesterly direction to the left a distance of 172.74 feet to the point of tangency of the last described curve (the said tangency point being North 89 degrees 24 minutes 22 seconds West of the radius point of the last described curve); running thence South 00 degrees 35 minutes 38 seconds West upon and along the extension of the tangent of the last described curve a distance of 122.45 feet to a point on the center line of Indiana State Road #46 as now located and established; running thence North 89 degrees 22 minutes 23 seconds West upon and along the center of the said State Road #46 a distance of 60.00 feet to a point (the said point being 1374.34 feet South 89 degrees 22 minutes 23 seconds East of the intersection of the center line of the said State Road #46, with the West line of the said Half Quarter Section); running thence North 00 degrees 35 minutes 38 seconds east a distance of 122.41 feet to the point of curvature of a 16.90430 curve (the said curve having a radius of 338.94 feet and the said point of curvature being North 89 degrees 24 minutes 22 seconds West of the radius pt. of the said curve); running thence upon and along the last described curve in a Northeasterly direction to the right a distance of 131.51 feet to a point; running thence North 67 degrees 10 minutes 35 seconds West and radical with the last described curve a distance of 179.92 feet to a point; running thence North 26 degrees 49 minutes 10 seconds East a distance of 23.75

28. (Cont'd.)

feet to a point; running thence North 44 degrees 39 minutes 04 seconds East a distance of 280.98 feet to a point; running thence North 09 degrees 44 minutes 32 seconds East a distance of 71.59 feet to a point; running thence South 81 degrees 47 minutes 58 seconds East a distance of 145.00 feet to a point; running thence North 08 degrees 12 minutes 02 seconds East a distance of 275.00 feet to a point; running thence North 81 degrees 47 minutes 58 seconds West a distance of 145.00 feet to a point; running thence North 08 degrees 12 minutes 02 seconds East a distance of 45.00 feet to a point; running thence North 81 degrees 47 minutes 58 seconds West a distance of 273.87 feet to a point; running thence North 78 degrees 10 minutes 01 seconds West a distance of 101.41 feet to a point; running thence North 00 degrees 24 minutes 14 seconds East a distance of 125.28 feet to a point; running thence North 89 degrees 35 minutes 46 seconds West a distance of 283.00 feet to a point; running thence South 00 degrees 24 minutes 14 seconds West a distance of 120.00 feet to a point; running thence South 77 degrees 57 minutes 27 seconds West a distance of 169.37 feet to a point; running thence South 44 degrees 39 minutes 04 seconds West a distance of 277.47 feet to a point; running thence North 45 degrees 20 minutes 56 seconds West a distance of 150.00 feet to a point; running thence South 44 degrees 39 minutes 04 seconds West a distance of 19.00 feet to the point of curvature of a 12.66241 degree curve (the said curve having a radius of 452.49 feet and the said point of curvature being South 45 degrees 20 minutes 56 seconds East of the radius point of the said curve); running thence upon and along the last described curve in a southwesterly direction to the right a distance of 355.38 feet to the point of tangency of the last described curve (the said point of tangency being South 00 degrees 20 minutes 56 seconds East of the radius point of the last described curve); running thence South 89 degrees 39 minutes 04 seconds West upon and along the extension of the tangent of the last described curve a distance of 53.32 feet to a point on the West line of the said Half Quarter Section (the said point being a distance of 705.01 feet North 00 degrees 20 minutes 56 seconds West of the intersection of the said half Quarter Section, with the center line of the said State Road #46); running thence North 00 degrees 20 minutes 56 seconds West upon and along the West line of the said Half Quarter Section a distance of 232.22 feet to the place of beginning, containing 19.366 acres, more or less.

This subdivision consists of 42 lots numbered 182 through 223. The size of the lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey was made by me during January, 1963.

Witness my signature this 4th day of June, 1963.

/s/ James E. Dankert

James E. Dankert (SEAL)
Registered Land Surveyor #4028

The undersigned, The Bloomington Development Corporation by Glen B. Woodward, President and Richard V. Reineking, Secretary-Treasurer, being the owners of the above described real estate, do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

28. (Cont'd.)

The within plat shall be known and designated as "Park Ridge East-
Part One", an Addition to the City of Bloomington, Indiana.

PARK RIDGE EAST

PART ONE

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. Between building lines and street lines as shown on the plat, no building or buildings or parts thereof shall be erected or maintained. In no event may a structure be nearer than six feet to the closest point of the lot's side line.
3. There are strips of ground as shown on the within plat marked "Drainage and/or Utility Easements" which are hereby reserved for the use of the public utility services and for drainage, for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of the City of Bloomington, and to the easement herein reserved, on or over which no permanent structure or structures shall be erected or maintained.
4. All lots in this Addition are reserved for residential use. No building or any part thereof erected on any lot shall be used for any commercial purpose whatsoever. No building other than a one family residence shall be erected on any lot in said Addition, except a multiple family structure may be erected on lots 203 through 219 in accordance with the Bloomington Building Code and Zoning Ordinance.
5. No residence shall be occupied prior to completion, and there shall be no temporary living quarters constructed on any lot. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot in this Addition shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. Building Size Restrictions:
 - A. Single family residences one story in height shall have a ground floor area of not less than 1200 square feet.
 - B. Single family residences of one and one-half stories shall have a ground floor area of not less than 1000 square feet.
 - C. Single family residences two stories in height shall have a ground floor area of not less than 900 square feet.
 - D. Split level and bi-level houses shall be considered a one story house for these restrictions.
 - E. The ground floor area for the purpose of these restrictions shall be determined from the area of the house measured from the outside of the building foundation exclusive of open porches, breezeways, garages, carports, chimney and eaves. Ground floor area shall be measured from the outside of the building foundation.
 - F. No single family residence, exclusive of chimney, shall exceed thirty-two (32) feet in height measured from the lowest finished grade level at the house's foundation to the highest point of the structure's roof.
 - G. Except for houses located on corner lots, the main roof gable end shall not face toward the street unless prior written approval is obtained from the Bloomington Development Corporation. Houses located on corner lots where the foundation is exposed in excess of two feet above finish grade level shall have said entire exposed foundation veneered with either stone or brick on all side of the house facing streets. Where any concrete block foundation is exposed above finish lot grade level for three feet or more, said entire exposed foundation shall be painted.
 - H. Restrictions set out under "6" entitled "Building Size Restrictions" may be waived by the Bloomington Development Corporation on application in writing by any lot owner. Said waiver shall be valid only when properly recorded in the office of the Recorder of Monroe County.
7. Additional Sub-division Restrictions:
 - A. Waste Disposal - No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall

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not be kept except in sanitary containers out of sight and under cover except on days of trash collection. All equipment for the storage or disposal of such material shall be kept in a clean sanitary condition.

- B. Yard incinerators for the disposal or burning of trash are not permitted.
- C. All dwelling units shall be equipped with a mechanical device for the grinding and disposal of garbage and food waste in the kitchen or kitchens through the sewer drain.
- D. All sewage disposal shall be connected with the sanitary sewer system of the City of Bloomington, Indiana. No septic tanks or cesspools are permitted.
- E. No fence in excess of 6 feet in height shall be permitted on any lot, and no fence in excess of 4 feet in height shall be permitted within 10 feet of any one lot line.
- F. No fence, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 20 feet from the intersections of the street lines, or in case of rounded property corner, from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- 8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, and other normally recognized household pets may be kept providing they are not kept, bred or maintained for any commercial purpose.
- 9. No manufacturing, noxious, illegal or offensive trade or activity shall be carried on upon any lot in said subdivision nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 10. For every family unit located on any lot, there shall be an undercover space for the off-street parking of a minimum of one automobile; this restriction, however, does not include Lots 203 through 219, and every dwelling or structure shall have a driveway with a minimum width of 10 feet extending from the curb line in the front of the lot back to a point at least as far as the closest point of the structure to the street. Said driveway shall be paved with either concrete or hot mixed bituminous asphalt material.
- 11. Except for service deliveries, no boat, trailer or other vehicle other than automobiles and trucks of less than 3/4 ton capacity shall be parked in the subdivision unless parked within an enclosed garage, carport or basement.
- 12. There shall be no subdivision of any lot, or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining lot owner if no new lot is created. For the purpose of these conditions and restrictions, all adjoining lots, or parts thereof, owned by one person and used as a single building site, shall be considered one lot, and the boundaries so established by such common ownership shall be considered the only lot lines for the purposes of these conditions and restrictions. All or a portion of Lot 208 may be dedicated to the public and used as a public road; in that event, any portion of the lot remaining shall not be considered nor used as a separate single lot.
- 13. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effect until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole or in part. Invalidation of any one of

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the covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect. These restrictions and reservations are made for the benefit of The Bloomington Development Corporation, its successors and assigns, and of any and all person who may own any lot or lots in Park Ridge East - Part One and who shall derive title from or through The Bloomington Development Corporation, its successors or assigns, or any lot owner as above described shall specifically have the right to prevent or stop the violation of any restriction by injunction or other lawful remedy, to recover any damages resulting from such violation in addition to which they shall be entitled to reasonable attorney's fees incurred in obtaining such injunction or in pursuing any other lawful remedy to prevent or stop such violation.

14. The within covenants, limitations, and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF, The Bloomington Development Corporation, by Glen B. Woodward, President, and Richard V. Reineking, Secretary-Treasurer, have hereunto caused its and their names to be subscribed this 6th day of June, 1963.

THE BLOOMINGTON DEVELOPMENT CORPORATION

BY s/ Glen B. Woodward
Glen B. Woodward-President

BY s/ Richard V. Reineking
Richard V. Reineking, Secretary-
Treasurer

Recorded September 9, 1963
Plat Book No. 5, page 17
Office of Recorder, Monroe County, Ind.

5. $89^{\circ} 35' 46''$ E

859.24

— N.W. Corner S 1/2 - SW 1/4
Sec. 36 - 9 - 1

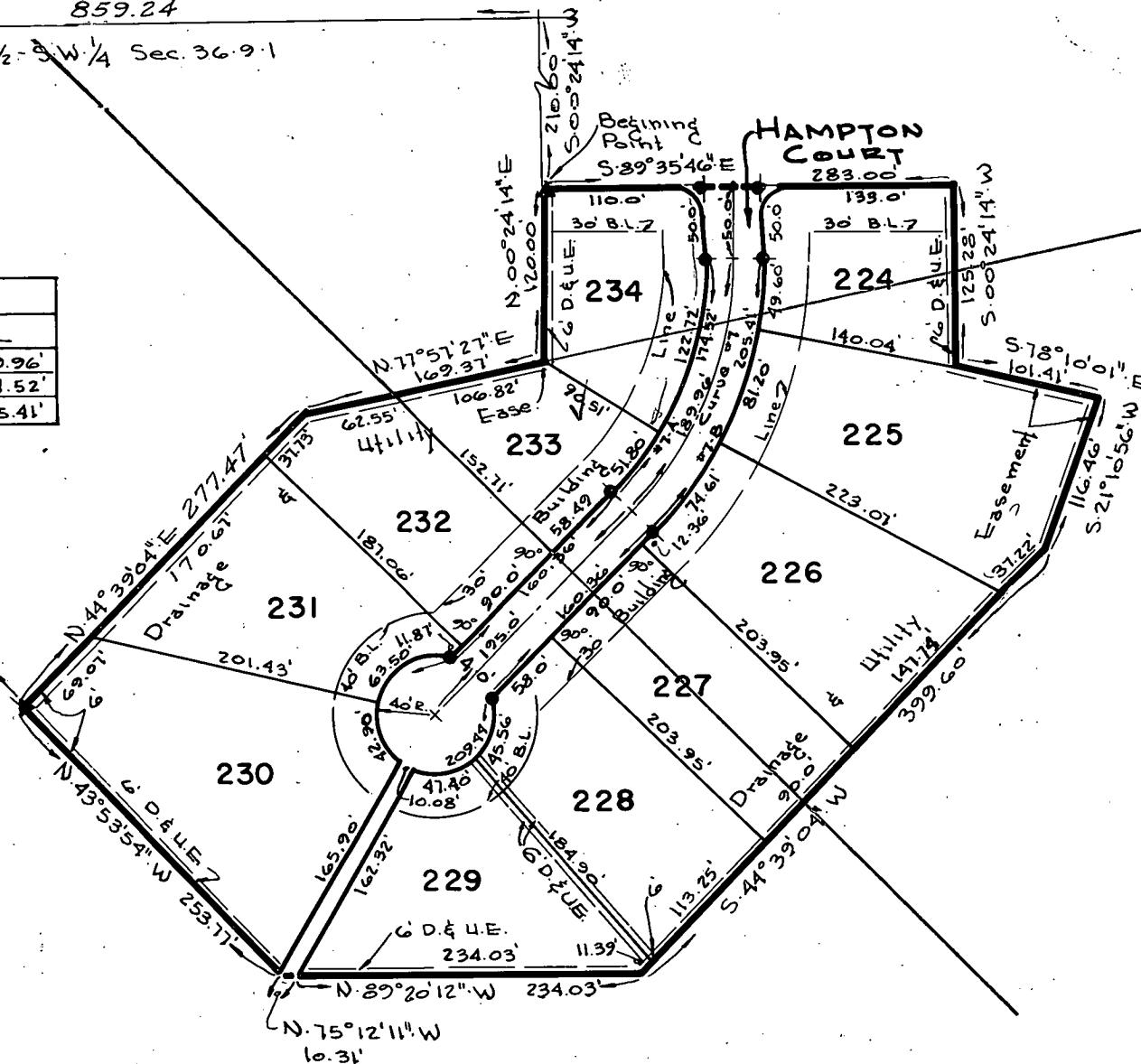
Sec. 36.9.1

North Line 5 1/2 - ~~3~~ W 1/4 Sec. 36.9.1

| CURVE DATA | | | | | |
|------------|-------------|---------|---------|-----------|---------|
| Curve | Δ | R | T | D | L |
| 7-4 | 44° 14' 50" | 245.98' | 100.00' | 23.29286° | 189.96' |
| 7-A | " | 225.98' | 91.87' | 25.35436° | 174.52' |
| 7-B | " | 263.98' | 108.13' | 21.54139° | 205.41' |

● - Monument Marker
Street property line intersections
rounded with a 20 foot radius.

SCALE 1" = 100'



PARK RIDGE EAST

PART TWO

I hereby certify that the within plat is true and correct and represents a survey of a part of the South Half of the Southwest Quarter of Section 36, Township 9 North of Range 1 West in Monroe County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the said Half Quarter Section; running thence South 89 degrees 35 minutes 46 seconds East upon and along the North line of the said Half Quarter Section a distance of 859.24 feet to a point; running thence South 00 degrees 24 minutes 14 seconds West and perpendicular with the North line of the said Half Quarter Section a distance of 210.0 feet to the point of beginning (the said point of beginning being the Northeast corner of Lot numbered 190 in "Park Ridge East-Part One" as recorded in Plat Book 5 , pages 17, 17A, 17B, 17C , in the office of the Recorder of Monroe County, Indiana); running thence South 89 degrees 35 minutes 46 seconds East a distance of 283.00 feet to a point; running thence South 00 degrees 24 minutes 14 seconds West a distance of 125.28 feet to a point; running thence South 78 degrees 10 minutes 01 seconds East a distance of 101.41 feet to the Southeast corner of Lot numbered 223 in the said "Park Ridge East-Part One" (the last three (3) described lines being continuous and contiguous with the adjoining boundary lines of the said "Park Ridge East-Part One"); running thence South 21 degrees 10 minutes 56 seconds West a distance of 116.46 feet to a point; running thence South 44 degrees 39 minutes 04 seconds West a distance of 399.60 feet to a point; running thence North 89 degrees 20 minutes 12 seconds West a distance of 234.03 feet to a point; running thence North 75 degrees 12 minutes 11 seconds West a distance of 10.31 feet to a point; running thence North 43 degrees 53 minutes 54 seconds West a distance of 253.77 feet to the most Southerly corner of Lot numbered 186 in the said "Park Ridge East-Part One"; running thence North 44 degrees 39 minutes 04 seconds East a distance of 277.47 feet to a point; running thence North 77 degrees 57 minutes 27 seconds East a distance of 169.37 feet to a point; running thence North 00 degrees 24 minutes 14 seconds East a distance of 120.00 feet to the place of beginning (the last three (3) described lines being continuous and contiguous with the adjoining boundary lines of the said "Park Ridge East-Part One"), containing 5.602 acres more or less.

This subdivision consists of 11 lots numbered 224 through 234 inclusive. The size of the lots, and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey was made by me during January, 1963.

Witness my signature this 4th day of June, 1963.

/s/ James E. Dankert
James E. Dankert (SEAL)
Registered Land Surveyor #4028

The undersigned, The Bloomington Development Corporation, by Glen B. Woodward, President, and Richard V. Reineking, Secretary-Treasurer, being the owners of the above described real estate, do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as "Park Ridge East - Part Two", an addition to the City of Bloomington, Indiana.

PARK RIDGE EAST

PART TWO

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. Between building lines and street lines as shown on the plat, no building or buildings or parts thereof shall be erected or maintained. In no event may a structure be nearer than six feet to the closest point of the lot's side line.
3. There are strips of ground as shown on the within plat marked "Drainage and/or Utility Easements" which are hereby reserved for the use of the public utility services and for drainage, for the installation and maintenance of mains, ducts, poles, lines, wires, sewers, and drains, subject at all times to the authority of the City of Bloomington, and to the easement herein reserved, on or over which no permanent structure or structures shall be erected or maintained.
4. All lots in this Addition are reserved for residential use. No building or any part thereof erected on any lot shall be used for any commercial purpose whatsoever. No building other than a one family residence shall be erected on any lot in said addition.
5. No residence shall be occupied prior to completion, and there shall be no temporary living quarters constructed on any lot. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot in this Addition shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. Building Size Restrictions:
 - A. Single family residences one story in height shall have a ground floor area of not less than 1200 square feet.
 - B. Single family residences of one and one-half stories shall have a ground floor area of not less than 1000 square feet.
 - C. Single family residences two stories in height shall have a ground floor area of not less than 900 square feet.
 - D. Split level and bi-level houses shall be considered a one story house for these restrictions.
 - E. The ground floor area for the purpose of these restrictions shall be determined from the area of the house measured from the outside of the building foundation exclusive of open porches, breezeways, garages, carports, chimney and eaves. Ground floor area shall be measured from the outside of the building foundation.
 - F. No single family residence, exclusive of chimney, shall exceed thirty-two (32) feet in height measured from the lowest finished grade level at the house's foundation to the highest point of the structure's roof.
 - G. Except for houses located on corner lots, the main roof gable end shall not face toward the street unless prior written approval is obtained from the Bloomington Development Corporation. Houses located on corner lots where the foundation is exposed in excess of two feet above finish grade level shall have said entire exposed foundation veneered with either stone or brick on all sides of the house facing streets. Where any concrete block foundation is exposed above finish lot grade level for three feet or more, said entire exposed foundation shall be painted.
 - H. Restrictions set out under "6" entitled "Building Size Restrictions" may be waived by the Bloomington Development Corporation on application in writing by any lot owner. Said waiver shall be valid only when properly recorded in the office of the Recorder of Monroe County.
7. Additional Sub-division Restrictions:
 - A. Waste Disposal - No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers out of sight and under cover except on days of trash collection. All equipment for the storage or disposal of

29. (Cont'd)

such material shall be kept in a clean sanitary condition.

- B. Yard incinerators for the disposal or burning of trash are not permitted.
- C. All dwelling units shall be equipped with a mechanical device for the grinding and disposal of garbage and food waste in the kitchen or kitchens through the sewer drain.
- D. All sewage disposal shall be connected with the sanitary sewer system of the City of Bloomington, Indiana. No septic tanks or cesspools are permitted.
- E. No fence in excess of 6 feet in height shall be permitted on any lot, and no fence in excess of 4 feet in height shall be permitted within 10 feet of any lot line.
- F. No fence, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 20 feet from the intersections of the street lines, or in case of rounded property corner, from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

- 8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, and other normally recognized household pets may be kept providing they are not kept, bred or maintained for any commercial purpose.
- 9. No manufacturing, noxious, illegal or offensive trade or activity shall be carried on upon any lot in said subdivision nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 10. For every family unit located on any lot, there shall be an undercover space for the off street parking of a minimum of one automobile, and every dwelling or structure shall have a driveway with a minimum width of 10 feet extending from the curb line in the front of the lot back to a point at least as far as the closest point of the structure to the street. Said driveway shall be paved with either concrete or a hot mixed bituminous asphalt material.
- 11. Except for service deliveries, no boat, trailer or other vehicle other than automobiles and trucks of less than 3/4 ton capacity shall be parked in the subdivision unless parked within an enclosed garage, carport or basement.
- 12. There shall be no subdivision of any lot, or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining lot owner if no new lot is created. For the purpose of these conditions and restrictions, all adjoining lots, or parts thereof, owned by one person and used as a single building site, shall be considered one lot, and the boundaries so established by such common ownership shall be considered the only lot lines for the purposes of these conditions and restrictions.
- 13. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effect until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. These restrictions and reservations are made for the benefit of The Bloomington Development Corporation, its successors and assigns, and of any and all persons who may own any lot or lots in Park Ridge East - Part Two and who shall derive title from or through The Bloomington Development Corporation, its successors or assigns, or any lot owner as

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29. (Cont'd)

above described shall specifically have the right to prevent or stop the violation of any restriction by injunction or other lawful remedy, to recover any damages resulting from such violation in addition to which they shall be entitled to reasonable attorneys' fees incurred in obtaining such injunction or in pursuing any other lawful remedy to prevent or stop such violation.

14. The within covenants, limitations, and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF, The Bloomington Development Corporation, by Glen B. Woodward, President, and Richard V. Reineking, Secretary-Treasurer, have hereunto caused its and their names to be subscribed this 6th day of June, 1963.

THE BLOOMINGTON DEVELOPMENT CORPORATION

BY s/ Glen B. Woodward
Glen B. Woodward, President

BY s/ Richard V. Reineking
Richard V. Reineking, Secretary-
Treasurer

Recorded September 9, 1963
Plat Book No. 5, page 18
Office of the Recorder, Monroe County, Ind.

30. (Cont'd.)

I hereby certify that the within plat is true and correct and represents a survey of a part of the South Half of the Southwest Quarter of Section 36, Township 9 North of Range 1 West in Monroe County, Indiana, being more particularly described as follows, to wit:

Commencing at the northwest corner of the said Half Quarter Section, running thence South 00 degrees 20 minutes 56 seconds East upon and along the West line of the said Half Quarter Section a distance of 611.69 feet to a point; (the said point being the Southwest corner of "Park Ridge East-Part One" as recorded in Plat Book _____, pages _____ and _____ in the office of the Recorder of Monroe County, Indiana), running thence North 89 degrees 39 minutes 04 seconds East upon and along the South line of "Morningside Drive" in the said "Park Ridge East-Part One", a distance of 53.32 feet to the point of curvature of a 12.66241 degree curve (the said curve having a radius of 452.49 feet and the said point of curvature being South 00 degrees 20 minutes 56 seconds East of the radius point of the said curve); running thence in an easterly direction upon and along the said curve and upon and along the South line of the said "morningside Drive" to the left a distance of 87.49 feet to the point of beginning (the said beginning point being South 11 degrees 25 minutes 39 seconds East of the radius point of the said curve); continuing thence in a Northeasterly direction upon and along the last described curve to the left a distance of 267.89 feet to the point of tangency of the last described curve (the said point of tangency being South 45 degrees 20 minutes 56 seconds East of the radius point of the last described curve); running thence North 44 degrees 39 minutes 04 seconds East upon and along the extension of the tangent of the last described curve a distance of 19.00 feet to a point; running thence South 45 degrees 20 minutes 56 seconds East a distance of 150.00 feet to the most Southerly corner of Lot numbered 186 in the said "Park Ridge East-Part One" (the said point also being the most westerly corner of Lot numbered 230 in "Park Ridge East-Part Two" as recorded in Plat Book 5, pages 17 and _____, in the office of the recorder of Monroe County, Indiana, AND the last three (3) described lines being continuous and contiguous with the adjoining boundary lines of the said "Park Ridge East-Part One"); running thence South 89 degrees 20 minutes 12 seconds East a distance of 234.03 feet to a point; running thence North 44 degrees 39 minutes 04 seconds East a distance of 399.60 feet to a point; running thence North 21 degrees 10 minutes 56 seconds East a distance of 116.46 feet to the Northeast corner of Lot numbered 225 in the said "Park Ridge East-Part Two" (the said point also being the Southwest corner of Lot numbered 222 in the said "Park Ridge East-Part One", and the last five (5) described lines being continuous and contiguous with the adjoining boundary lines of the said "Park Ridge East-Part Two"); running thence South 81 degrees 47 minutes 58 seconds East a distance of 273.87 feet to a point; running thence South 08 degrees 12 minutes 02 seconds West a distance of 45.00 feet to a point; running thence South 81 degrees 47 minutes 58 seconds East a distance of 145.00 feet to a point; running thence South 08 degrees 12 minutes 02 seconds West a distance of 275.00 feet to a point; running thence North 81 degrees 47 minutes 58 seconds West a distance of 145.00 feet to a point; running thence South 09 degrees 44 minutes 32 seconds West a distance of 71.59 feet to a point; running thence South 44 degrees 39 minutes 04

30. (Cont'd.)

seconds West a distance of 280.98 feet to a point; running thence South 26 degrees 49 minutes 10 seconds West a distance of 145.46 feet to a point; running thence North 89 degrees 20 minutes 12 seconds West a distance of 945.00 feet to a point; running thence North 11 degrees 12 minutes 34 seconds West a distance of 516.69 feet to the place of beginning, containing 15.475 acres, more or less.

This subdivision consists of 32 lots numbered 235 through 266 inclusive. The size of the lots, and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey was made by me during January, 1963.

Witness my signature this 4th day of June, 1963.

/s/ James E. Dankert

James E. Dankert (SEAL)
Registered Land Surveyor #4028

The undersigned, The Bloomington Development Corporation, by Glen B. Woodward, President, and Richard V. Reineking, Secretary-Treasurer, being the owners of the above described real estate, do hereby lay off, plat, subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as "Park Ridge East-Part Three", an Addition to the City of Bloomington, Indiana.

PARK RIDGE - EAST

PART THREE

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. Between building lines and street lines as shown on the plat, no building or buildings or parts thereof shall be erected or maintained. In no event may a structure be nearer than six feet to the closest point of the lot's side line.
3. There are strips of ground as shown on the within plat marked "Drainage and/or Utility Easements" which are hereby reserved for the use of the public utility services and for drainage for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of the City of Bloomington, and to the easement herein reserved, on or over which no permanent structure or structures shall be erected or maintained.
4. All lots in this Addition are reserved for residential use. No building or any part thereof erected on any lot shall be used for any commercial purpose whatsoever. No building other than a one family residence shall be erected on any lot in said Addition, except a multiple family structure may be erected on lots 249 and 250 in accordance with the Bloomington Building Code and Zoning Ordinance.
5. No residence shall be occupied prior to completion, and there shall be no temporary living quarters constructed on any lot. No trailer, basement, tent shack, garage, barn or other outbuilding erected on any lot in this addition shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. Building Size Restrictions:
 - (a) Single family residences one story in height shall have a ground floor area of not less than 1200 square feet.
 - (b) Single family residences of one and one-half stories in height shall have a ground floor area of not less than 1000 square feet.
 - (c) Single family residences two stories in height shall have a ground floor area of not less than 900 square feet.
 - (d) Split level and bi-level houses shall be considered a one story house for these restrictions.
 - (e) The ground floor area for the purpose of these restrictions shall be determined from the area of the house measured from the outside of the building foundation exclusive of open porches, breezeways, garages, carports, chimney and eaves. Ground floor area shall be measured from the outside of the building foundation.
 - (f) No single family residence, exclusive of chimney, shall exceed thirty-two (32) feet in height measured from the lowest finished grade level at the house's foundation to the highest point of the structure's roof.

30. (Cont'd)

PARK RIDGE - EAST

PART THREE (Cont'd)

(g) Except for houses located on corner lots, the main roof gable end shall not face toward the street unless prior written approval is obtained from the Bloomington Development Corporation. Houses located on corner lots where the foundation is exposed in excess of two feet above finish grade level shall have the said entire exposed foundation veneered with either stone or brick on all sides of the house facing streets. Where any concrete block foundation is exposed above finish lot grade level for three feet or more, said entire exposed foundation shall be painted.

(h) Restrictions set out under "6" entitled "Building Size Restrictions" may be waived by the Bloomington Development Corporation on application in writing by any lot owner. Said waiver shall be valid only when property recorded in the office of the Recorder of Monroe County.

7. Additional Sub-division Restrictions:

(a) Waste Disposal - No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers out of sight and under cover except on days of trash collection. All equipment for the storage or disposal of such material shall be kept in a clean sanitary condition.

(b) Yard incinerators for the disposal or burning of trash are not permitted.

(c) All dwelling units shall be equipped with a mechanical device for the grinding and disposal of garbage and food waste in the kitchen or kitchens through the sewer drain.

(d) All sewage disposal shall be connected with the sanitary sewer system of the City of Bloomington, Indiana. No septic tanks or cesspools are permitted.

(e) No fence in excess of 6 feet in height shall be permitted on any lot, and no fence in excess of 4 feet in height shall be permitted within 10 feet of any lot line.

(f) No fence, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 20 feet from the intersections of the street lines or in case of rounded property corner from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, and other normally recognized household pets may be kept providing they are not kept, bred or maintained for any commercial purpose.

(Cont'd)

30. (Cont'd)

PARK RIDGE-EAST

PART THREE (Cont'd)

9. No manufacturing, noxious, illegal or offensive trade or activity shall be carried on upon any lot in said subdivision nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

10. For every family unit located on any lot, there shall be an undercover space for the off street parking of a minimum of one automobile. This restriction does not include lots 249 and 25C. And every dwelling or structure shall have a driveway with a minimum width of 10 feet extending from the curb line in front of the lot back to a point at least as far as the closest point of the structure to the street. Said driveway shall be paved with either concrete or a hot mixed bituminous asphalt material.

11. Except for service deliveries, no boat, trailer or other vehicle other than automobiles and trucks of less than 3/4 ton capacity shall be parked in the subdivision unless parked within an enclosed garage, carport or basement.

12. There shall be no subdivision of any lot or lots, nor any sale thereof in parcels except a portion of a lot may be sold to an adjoining lot owner if no new lot is created. For the purpose of these conditions and restrictions, all adjoining lots, or parts thereof, owned by one person and used as a single building site, shall be considered one lot, and the boundaries so established by such common ownership shall be considered the only lot lines for the purposes of these conditions and restrictions.

13. None of these conditions and restrictions apply to Lots 262 and 263.

14. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effect until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. These restrictions and reservations are made for the benefit of the Bloomington Development Corporation, its successors and assigns, and of any and all persons who may own any lot or lots in Park Ridge East-Part Three and who shall derive title from or through The Bloomington Development Corporation, its successors or assigns, or any lot owner as above described shall specifically have the right to prevent or stop the violation of any restriction by injunction or other lawful remedy, to recover any damages resulting from such violation in addition to which they shall be

(Cont'd)

30. (Cont'd)

PARK RIDGE - EAST

PART THREE (Cont'd)

entitled to reasonable attorneys' fees incurred in obtaining such injunction or in pursuing any other lawful remedy to prevent or stop such violation.

15. The within covenants, limitations, and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF, The Bloomington Development Corporation by Blen B. Woodward, President and Richard V. Reineking, Secretary-Treasurer, have hereunto caused its and their names to be subscribed this 6th day of June, 1963.

THE BLOOMINGTON DEVELOPMENT CORPORATION

By: s/ Glen B. Woodward

Glen B. Woodward, President

By: s/ Richard V. Reineking

Richard V. Reineking, Secretary-Treasurer

Recorded September 9, 1963

Plat Book No. 5, page 19

Office of the Recorder, Monroe County, Indiana

N.W. Cor. S $\frac{1}{2}$ -SW $\frac{1}{4}$ Sect. 36, Twp. 9 N, R. 1 W

West Line $\frac{1}{4}$ SW $\frac{1}{4}$. Sect. 36, Twp. 9 N., R. 1. W.
105.01 N. 00° 20' 50" W.

Note:
●-Indicates R/W Monument
■-Indicates Highway R/W Monument (Existing)
*Street property line intersections
rounded with a 20 foot radius.*

S. $89^{\circ} 20' 12''$ E

BLOCK "A"

Utility 90° 02' 11"

159.75'

159.74'

Building 90°

255.0' 1335.46'

BLOCK "B"

510.0' Easement ✓

343.0' Line 2

105.23' 10' U.

10.48'

N. $89^{\circ} 22' 23''$ W

N · 89° 22' 23" · W

Indiana State Road #40

PARK RIDGE EAST.....PART FOUR

31. (Cont'd.)

I hereby certify that the within plat is true and correct and represents a survey of a part of the South Half of the Southwest Quarter of Section 36, Township 9 North of Range 1 West in Monroe County, Indiana, being more particularly described as follows, to-wit:

Beginning at a point on the West line of the said Half Quarter Section a distance of 611.69 feet South 00 degrees 20 minutes 56 seconds East of the Northwest corner of the said Half Quarter Section (the said point being the Southwest corner of "Park Ridge East-Part One"); running thence North 89 degrees 39 minutes 04 seconds East upon and along the South line of "Morningside Drive" in the said "Park Ridge East-Part One" a distance of 53.32 feet to the point of curvature of a 12.66241 degree curve (the said curve having a radius of 452.49 feet and the said point of curvature being South 00 degrees 20 minutes 56 seconds East of the radius point of the said curve); running thence in an Easterly direction upon and along the said curve and upon and along the South line of the said "morningside Drive" to the left a distance of 87.49 feet to a point; (the said point being South 11 degrees 25 minutes 39 seconds East of the radius point of the said curve); running thence South 11 degrees 12 minutes 34 seconds East a distance of 516.69 feet to a point; running thence South 89 degrees 20 minutes 12 seconds East a distance of 945.00 feet to a point; running thence North 26 degrees 49 minutes 10 seconds East a distance of 121.71 feet to the Southwest corner of Lot Numbered 21 in the said "Park Ridge East-Part One"; running thence South 67 degrees 10 minutes 35 seconds East and radial with the next described curve a distance of 179.92 feet to a point on a 16.9043 degree curve (the said curve having a radius of 338.94 feet); running thence upon and along the last described curve in a Southwesterly direction to the left a distance of 131.51 feet to the point of tangency of the last described curve (the said tangency point being North 89 degrees 24 minutes 22 seconds West of the radius point of the last described curve); running thence South 00 degrees 35 minutes 38 seconds West a distance of 122.41 feet to a point on the center line of Indiana State Road #46 as now located and established (the said point on the center line of the said State Road #46 being at its intersection with the West line of "Park Ridge Road" as in the said "Park Ridge East-Part One", and the last three (3) described lines being continuous and contiguous with the adjoining boundary lines of the said "Park Ridge East-Part One"); running thence North 89 degrees 22 minutes 23 seconds West upon and along the center line of the said State Road #46 a distance of 1374.34 feet to a point on the West line of the said Half Quarter Section; running thence North 00 degrees 20 minutes 56 seconds West upon and along the West line of the said Half Quarter Section a distance of 705.01 feet to the place of beginning, containing 9.149 acres, more or less.

This subdivision consists of 9 lots numbered 267 through 275 inclusive and Blocks "A" and "B".

This survey was made by me during January, 1963.

Witness my signature this 4th day of June, 1963.

/s/ James E. Dankert
James E. Dankert (SEAL)
Registered Land Surveyor #4028

31. (Cont'd.)

The undersigned, The Bloomington Development Corporation, by Glen B. Woodward, President, and Richard V. Reineking, Secretary-Treasurer, being the owners of the above described real estate, do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as "Park Ridge East - Part Four", an Addition to the City of Bloomington, Indiana.

PARK RIDGE EAST

PART FOUR

1. The streets shown and not heretofore dedicated are hereby dedicated to the public.
2. Between building lines and street lines as shown on the plat, no building or buildings or parts thereof shall be erected or maintained. In no event may a structure be nearer than six feet to the closest point of the lot's side line.
3. There are strips of ground as shown on the within plat marked "Drainage and/or Utility Easements" which are hereby reserved for the use of the public utility services and for drainage, for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of the City of Bloomington, and to the easement herein reserved, on or over which no permanent structure or structures shall be erected or maintained.
4. All lots in this Addition are reserved for residential use. No building or any part thereof erected on any lot shall be used for any commercial purpose whatsoever. No building other than a one family residence shall be erected on any lot in said addition.
5. No residence shall be occupied prior to completion, and there shall be no temporary living quarters constructed on any lot. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot in this Addition, shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. Building Size Restrictions:
 - A. Single family residences one story in height shall have a ground floor area of not less than 1200 square feet.
 - B. Single family residences of one and one-half stories shall have a ground floor area of not less than 1000 square feet.
 - C. Single family residences two stories in height shall have a ground floor area of not less than 900 square feet.
 - D. Split level and bi-level houses shall be considered a one story house for these restrictions.
 - E. The ground floor area for the purpose of these restrictions shall be determined from the area of the house measured from the outside of the building foundation exclusive of open porches, breezeways, garages, carports, chimney and eaves. Ground floor area shall be measured from the outside of the building foundation.
 - F. No single family residence, exclusive of chimney, shall exceed thirty-two (32) feet in height measured from the lowest finished grade level at the house's foundation to the highest point of the structure's roof.
 - G. Except for houses located on corner lots, the main roof gable end shall not face toward the street unless prior written approval is obtained from the Bloomington Development Corporation. Houses located on corner lots where the foundation is exposed in excess of two feet above finish grade level shall have said entire exposed foundation veneered with either stone or brick on all sides of the house facing streets. Where any concrete block foundation is exposed above finish lot grade level for three feet or more, said entire exposed foundation shall be painted.
 - H. Restrictions set out under "6" entitled "Building Size Restrictions" may be waived by the Bloomington Development Corporation on application in writing by any lot owner. Said waiver shall be valid only when properly recorded in the office of the Recorder of Monroe County.
7. Additional Sub-division Restrictions:
 - A. Waste Disposal - No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers out of sight and under cover

31. (Cont'd)

except on days of trash collection. All equipment for the storage or disposal of such material shall be kept in a clean sanitary condition.

B. Yard incinerators for the disposal or burning of trash are not permitted.

C. All dwelling units shall be equipped with a mechanical device for the grinding and disposal of garbage, and food waste in the kitchen or kitchens through the sewer drain.

D. All sewage disposal shall be connected with the sanitary sewer system of the City of Bloomington, Indiana. No septic tanks or cesspools are permitted.

E. No fence in excess of 6 feet in height shall be permitted on any lot, and no fence in excess of 4 feet in height shall be permitted within 10 feet of any lot line.

F. No fence, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 20 feet from the intersections of the street lines or in case of rounded property corner from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats and other normally recognized household pets may be kept, providing they are not kept, bred or maintained for any commercial purpose.

9. No manufacturing, noxious, illegal or offensive trade or activity shall be carried on upon any lot in said subdivision nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

10. For every family unit located on any lot, there shall be an undercover space for the off street parking of a minimum of one automobile. And every dwelling or structure shall have a driveway with a minimum width of 10 feet extending from the curb line in the front of the lot back to a point at least as far as the closest point of the structure to the street. Said driveway shall be paved with either concrete or a hot mixed bituminous asphalt material.

11. Except for service deliveries, no boat, trailer or other vehicle other than automobiles and trucks of less than 3/4 ton capacity shall be parked in the subdivision unless parked within an enclosed garage, carport or basement.

12. There shall be no subdivision of any lot, or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining lot owner if no new lot is created. For the purpose of these conditions and restrictions, all adjoining lots, or parts thereof, owned by one person and used as a single building site, shall be considered one lot, and the boundaries so established by such common ownership shall be considered the only lot lines for the purposes of these conditions and restrictions.

13. None of these conditions and restrictions apply to Lots 270, 271, 272, 273, 274, 275, Block "A" and "B".

14. The right to enforce the within provisions, restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effect until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole or in part.

(Cont'd)

31. (Cont'd)

Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. These restrictions and reservations are made for the benefit of The Bloomington Development Corporation, its successors and assigns, and of any and all persons who may own any lot or lots in Park Ridge East-Part Four and who shall derive title from or other lawful remedy, to recover any damages resulting from such violation in addition to which they shall be entitled to reasonable attorney's fees incurred in obtaining such injunction or in pursuing any other lawful remedy to prevent or stop such violation.

15. The within covenants, limitations, and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF, The Bloomington Development Corporation, by Glen B. Woodward, President, and Richard V. Reineking, Secretary-Treasurer, have hereunto caused its and their names to be subscribed this 6th day of June, 1963.

THE BLOOMINGTON DEVELOPMENT CORPORATION

BY s/ Glen B. Woodward
Glen B. Woodward-President

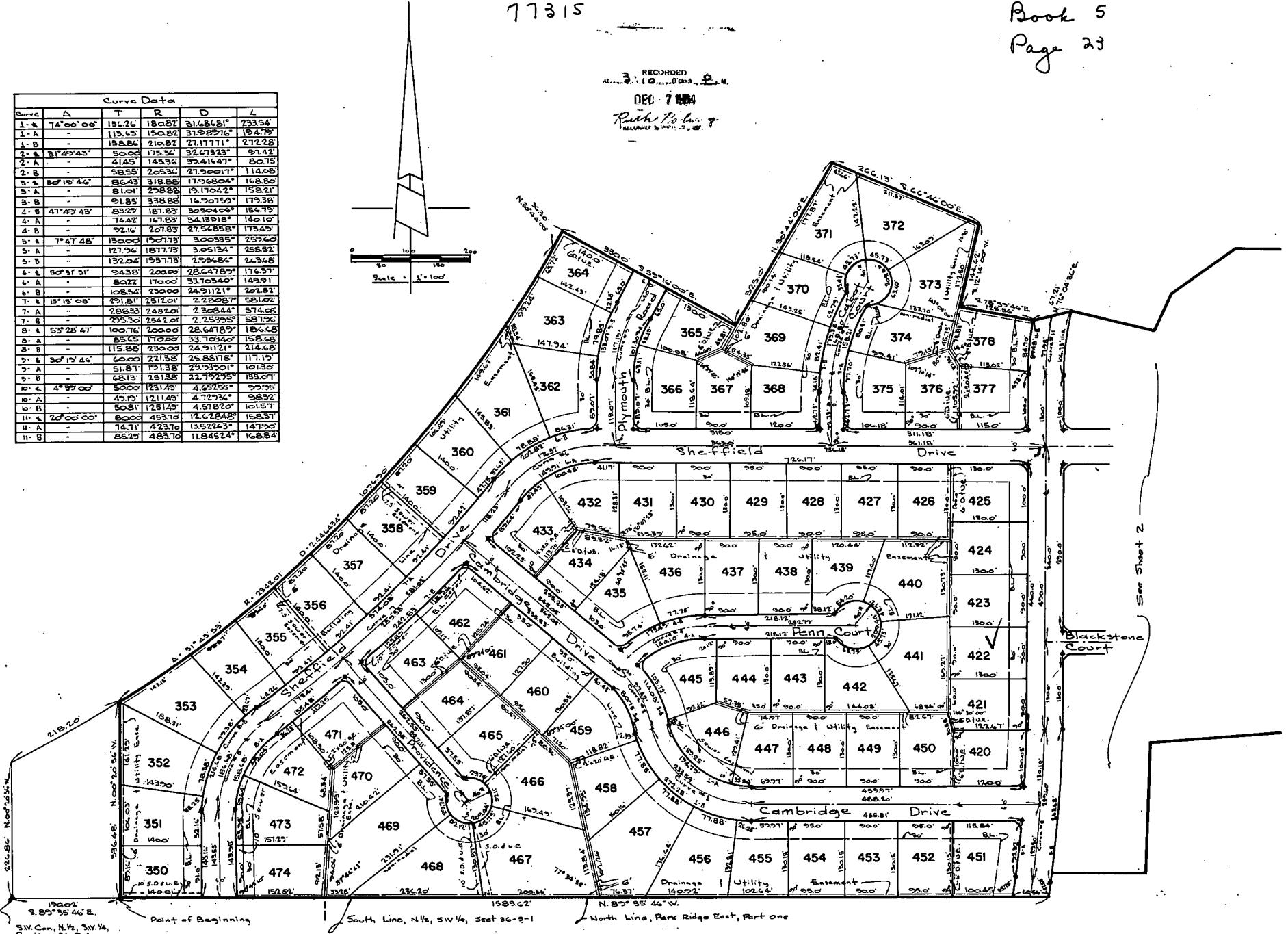
BY s/ Richard V. Reineking
Richard V. Reineking, Secretary-
Treasurer

Recorded September 9, 1963
Plat Book No. 5, page 20
Office of the Recorder, Monroe County, Indiana

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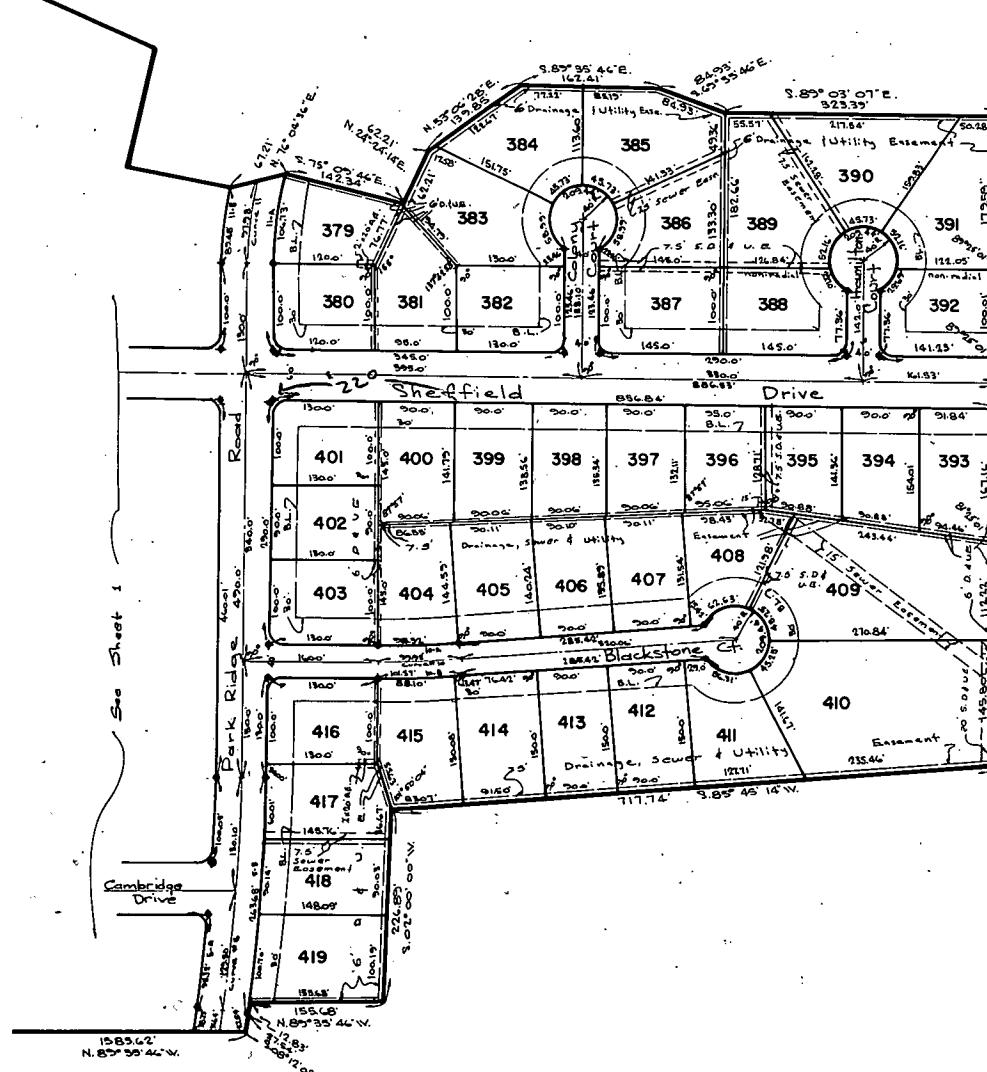
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Page 23

| Curve Data | | | | |
|------------|-------------|-------------|---------|-----------|
| Curve | Δ | T | R | D |
| 1-A | 74° 00' 00" | 156.26 | 180.82 | 31.68681° |
| 1-A | - | 115.65 | 150.82 | 31.98976° |
| 1-B | - | 158.86 | 210.82 | 27.17771° |
| 2-A | - | 31° 49' 43" | 5000 | 175.34° |
| 2-A | - | 4145' | 14536' | 35.41647° |
| 2-B | - | 5855' | 20536' | 27.30017° |
| 3-A | - | 8643' | 318.88 | 17.95680° |
| 3-A | - | 8101' | 298.88 | 19.17042° |
| 3-B | - | 9185' | 338.88 | 16.90159° |
| 4-A | 47° 49' 43" | 8529' | 161.83 | 30.55006° |
| 4-A | - | 1442' | 167.83 | 34.18918° |
| 4-B | - | 9216' | 207.83 | 27.54858° |
| 5-A | 77° 47' 48" | 13600' | 197.78 | 30.00335° |
| 5-A | - | 127.94' | 1817.78 | 3.05134° |
| 5-B | - | 132.04' | 1937.78 | 2.55552° |
| 6-A | 50° 31' 31" | 9438' | 20000' | 2.55486° |
| 6-A | - | 8027' | 17600' | 28.64789° |
| 6-B | - | 8834' | 23000' | 24.91121° |
| 7-A | 15° 15' 08" | 291.81' | 231.01' | 2.28267° |
| 7-A | - | 268.33' | 248.01' | 2.32644° |
| 7-B | - | 255.80' | 242.01' | 2.25955° |
| 8-A | 53° 26' 47" | 10476' | 22000' | 28.64789° |
| 8-A | - | 8557' | 17000' | 33.76540° |
| 8-B | - | 115.88' | 23000' | 24.51121° |
| 9-E | 30° 19' 46" | 6000' | 231.38' | 26.88712° |
| 9-A | - | 5.87' | 201.38' | 29.93001° |
| 9-B | - | 4515' | 251.38' | 22.79225° |
| 10-E | 4° 59' 00" | 5000' | 123.45' | 4.63255° |
| 10-A | - | 4519' | 121.43' | 4.12735° |
| 10-B | - | 5081' | 125.45' | 4.57820° |
| 11-E | 2d 00' 00" | 8000' | 483.70' | 12.62843° |
| 11-A | - | 14.71' | 423.70' | 13.52243° |
| 11-B | - | 8545' | 483.70' | 11.84524° |



PARK RIDGE EAST-THIRD SECTION

Book 5
Page 23 A



I hereby certify that the within plat is true and correct and represents a survey of a part of the North Half of the Southwest Quarter of Section 36, Township of North of Range 1, West in Monroe County, Indiana, being more particularly described as follows, to wit:

Beginning on the South line of the said Half Quarter Section a distance of 190.02 feet, bearing South 90 degrees 35 minutes 65 seconds East from the Southwest corner of the said Half Quarter Section; thence North 00 degrees 20 minutes 56 seconds West a distance of 336.48 feet to a point on a 236.01 foot radius curve which point bears South 32 degrees 25 minutes 44 seconds East from the radius point of the said curve (the said curve is the Southeasterly line of the "Illinois Central Railroad," a 100 foot wide right of way); thence in a Northeasterly direction along the said Southeasterly line of said Railroad and along the said curve to the left a distance of 10° 4.00 feet to the point of tangency of the said curve (the said tangency point bears South 59 degrees 16 minutes 00 seconds East from the radius point of the said curve); thence North 30 degrees 44 minutes 00 seconds East along the said Southeasterly line of said Railroad a distance of 36.30 feet; thence South 59 degrees 16 minutes 00 seconds East a distance of 330.00 feet; thence North 30 degrees 44 minutes 00 seconds East a distance of 266.13 feet; thence South 12 degrees 11 minutes 00 seconds West a distance of 118.11 feet; thence South 78 degrees 50 minutes 46 seconds East a distance of 125.56 feet; thence North 76 degrees 01 minutes 36 seconds East a distance of 67.21 feet; thence South 75 degrees 09 minutes 46 seconds East a distance of 112.31 feet; thence North 21 degrees 21 minutes 14 seconds East a distance of 62.21 feet; thence North 53 degrees 06 minutes 29 seconds East a distance of 139.85 feet; thence South 88 degrees 35 minutes 46 seconds East a distance of 162.41 feet; thence South 60 degrees 35 minutes 46 seconds East a distance of 28.03 feet; thence South 88 degrees 03 minutes 07 seconds East a distance of 323.39 feet to the East line of the said Half Quarter Section; thence South 00 degrees 10 minutes 45 seconds East along the East line of the said Half Quarter Section a distance of 761.78 feet to a point which is 325.01 feet, bearing North 00 degrees 10 minutes 45 seconds West from the Southeast corner of the said Half Quarter Section; thence South 82 degrees 45 minutes 44 seconds West a distance of 717.71 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 226.59 feet; thence North 00 degrees 35 minutes 46 seconds West a distance of 155.68 feet to a point on a 1937.73 foot radius curve, which point bears South 82 degrees 10 minutes 44 seconds East from the radius point of the said 1937.73 foot radius curve; thence in a Southerly direction along the said curve to the right a distance of 12.83 feet to the point of tangency of the said curve (the said tangency point bears South 51 degrees 47 minutes 56 seconds East from the radius point of the said curve); thence South 08 degrees 12 minutes 02 seconds West a distance of 27.91 feet to the Northwest corner of Lot 204 in "Park Ridge East - Part One" as recorded in the office of the Recorder of Monroe County, Indiana (the said corner is on the South line of the said Half Quarter Section; thence North 00 degrees 35 minutes 46 seconds West along the South line of the said Half Quarter Section going along the North line of the said "Park Ridge East - Part One," a distance of 158.02 feet to the place of beginning, containing 49.596 acres, more or less.

This subdivision consists of 124 lots numbered 350 through 474 inclusive. The size of the lots, and widths of the streets are shown on this plat in figures denoting feet and decimal parts thereof.

This survey was made by me during January, 1964.

Witness my signature this 7th day of Oct. 1964.

James E. Dankert
Registered Land Surveyor #1028

PARK RIDGE EAST – THIRD SECTION

The undersigned, The Bloomington Development Corporation, by Glen B. Woodward, President, and Richard V. Reineking, Secretary-Treasurer and Citizen First National Bank of Bloomington, Indiana Trustees by G. Kent Carter, Trust Officer being the owners of the above described real estate, do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as "Park Ridge East-Third Section," and Addition to the City of Bloomington, Indiana.

A. The streets shown and not heretofore dedicated are hereby dedicated to the public.

B. Between Building lines and street lines as shown on the plat, no building or buildings or parts thereof shall be erected or maintained. In no event may a structure be nearer than six feet to the closest point of the lot's side line.

C. There are strips of ground as shown on the within plat marked "Drainage and/or Utility Easements" which are hereby reserved for the use of the public utility services and for drainage for the installation and maintenance of mains, ducts, poles, lines, wires, sewers and drains, subject at all times to the authority of the City of Bloomington, and to the easement herein reserved, on or over which no permanent structure or structures shall be erected or maintained.

D. All lots in this Addition are reserved for residential use. No building or any part thereof erected on any lot shall be used for any commercial purpose whatsoever. No building other than a one family residence shall be erected on any lot in said addition.

E. No residence shall be occupied prior to completion, and there shall be no temporary living quarters constructed on any lot. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot in this Addition shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

F. Building Size Restrictions:

1. Single family residences one story in height shall have a ground floor area of not less than 1200 square feet.
2. Single family residences of one and one-half stories shall have a ground floor area of not less than 1000 square feet.
3. Single family residences two stories in height shall have a ground floor area of not less than 900 square feet.
4. Split level and bi-level houses shall be considered a one story house for these restrictions.
5. The ground floor area for the purpose of these restrictions shall be determined from the area of the house measured from the outside of the building foundation exclusive of open porches, breezeways, garages, carports, chimney and eaves. Ground floor area shall be measured from the outside of the building foundation.
6. No single family residence, exclusive of chimney, shall exceed thirty-two (32) feet in height measured from the lowest finished grade level at the house's foundation to the highest point of the structure's roof.
7. Except for houses located on corner lots, the main roof gable end shall not face toward the street unless prior written approval is obtained from the Bloomington Development Corporation. Houses located on corner lots where the foundation is exposed in excess of two feet above finish grade level shall have said entire exposed foundation veneered with either stone or brick on all sides of the house facing streets, where any concrete block foundation is exposed above finish lot grade level for three feet or more, said entire exposed foundation shall be painted.
8. Restrictions set out under "F" entitled "Building Size Restrictions" may be waived by the Bloomington Development Corporation on application in writing by any lot owner. Said waiver shall be valid only when properly recorded in the office of the Recorder of Monroe County.

G. Additional Sub-division Restrictions:

1. Waste Disposal - No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers out of sight and under cover except on days of trash collection. All equipment for the storage or disposal of such material shall be kept in a clean sanitary condition.
2. Yard incinerators for the disposal or burning of trash are not permitted.
3. All dwelling units shall be equipped with a mechanical device for the grinding and disposal of garbage and food waste in the kitchen or kitchens through the sewer drain.
4. All sewage disposal shall be connected with the sanitary sewer system of the City of Bloomington, Indiana. No septic tanks or cesspools are permitted.
5. No fence in excess of 6 feet in height shall be permitted on any lot, and no fence in excess of 4 feet in height shall be permitted within 10 feet of any lot line.
6. No fence, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 20 feet from the intersections of the street lines, or in case of rounded property corner from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- H. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats and other normally recognized household pets may be kept providing they are not kept, bred or maintained for any commercial purpose.
- I. No manufacturing, noxious, illegal or offensive trade or activity shall be carried on upon any lot in said subdivision nor shall any thing be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- J. For every family unit located on any lot, there shall be an undercover space for the off street parking of a minimum of one automobile, and every dwelling or structure shall have a driveway with a minimum width of 10 feet extending from the curb line in the front of the lot back to a point at least as far as the closest point of the structure to the street. Said driveway shall be paved with either concrete or a hot mixed bituminous asphalt material.
- K. Except for service deliveries, no boat, trailer or other vehicle other than automobiles and trucks of less than 3/4 ton capacity shall be parked in the subdivision unless parked within an enclosed garage, carport or basement.
- L. There shall be no subdivision of any lot, or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining lot owner if no new lot is created. For the purpose of these conditions and restrictions, all adjoining lots, or parts thereof, owned by one person and used as a single building site, shall be considered one lot, and the boundaries so established by such common ownership shall be considered the only lot lines for the purposes of these conditions and restrictions.

M. The right to enforce the within provisions restrictions and covenants by injunction, together with the right to cause the removal by due process of law of any septic tank, absorption bed or structure erected or maintained in violation thereof, is hereby dedicated and reserved to the owners of the several lots in this subdivision, their heirs or assigns, who shall be entitled to such relief without being required to show any damage of any kind to any such owner or owners by or through any such violation or attempted violation. Said provisions shall be in full force and effect until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole or in part. Invalidation of any one of the covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. These restrictions and reservations are made for the benefit of The Bloomington Development Corporation, its successors and assigns, and of any and all persons who may own any lot or lots in Park Ridge East-Third Section and who shall derive title from or through The Bloomington Development Corporation, its successors or assigns, or any lot owner as above described shall specifically have the right to prevent or stop the violation of any restriction by injunction or other lawful remedy, to recover any damages resulting from such violation in addition to which they shall be entitled to reasonable attorneys' fees incurred in obtaining such injunction or in pursuing any other lawful remedy to prevent or stop such violation.

N. The within covenants, limitations, and restrictions are to run with the land and shall be binding on all parties and persons claiming under them.

IN WITNESS WHEREOF, The Bloomington Development Corporation, by Glen B. Woodward, President, and Richard V. Reineking, Secretary-Treasurer and Citizen First National Bank of Bloomington, Indiana Trustees by G. Kent Carter, Trust Officer have hereunto caused its and their names to be subscribed this 8th day of October 1964.

BLOOMINGTON, IN
CITIZENS FIRST NATIONAL BANK OF BLOOMINGTON, INDIANA

By Glen B. Woodward
Glen B. Woodward-President
G. Kent Carter, Trust Officer

Waivers of the Municipal Code of Bloomington, Indiana, 1957, chapter 24 are granted by the City Plan Commission relative to Sections 24-10, 24-11, 24-1hg, 24-1hd, and 24-22 by the authority vested in it.

STATE OF INDIANA
} SS
COUNTY OF MONROE } SS

Personally appeared before me the undersigned, a Notary Public in and for said County and State, The Bloomington Development Corporation, by Glen B. Woodward, President, and Richard V. Reineking, Secretary-Treasurer, and acknowledged the execution of the above and foregoing certificate as its and their voluntary act and deed for the uses and purposes therein expressed.

Under the authority provided by Chapter 174-Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat and waivers of the Subdivision Control Regulations of the City Ordinance of Bloomington, Indiana, was given approval by the City of Bloomington as follows:

Approved by the City Plan Commission at a meeting held 10-8-64

George H. Bender
President

Howard A. Clark
Secretary

Approved by Board of Public Works at a meeting held October 15, 1964

John H. Walker
Chairman

Raymond E. Long
Member

James R. Fitch
Member